

2016SP-010-001

1023 PETWAY AVENUE SP

Map 083-01, Parcel(s) 237

Council District 05 (Scott Davis)

Staff Reviewer: Lisa Milligan

A request to rezone from RS5 to SP-R zoning for property located at 1023 Petway Avenue, approximately 885 feet west of Gallatin Avenue and located within the Greenwood Neighborhood Conservation Overlay District (0.28 acres), requested by Harold Johnson, applicant and owner.

Staff Recommendation: Approve with conditions or disapprove without all conditions.

APPLICANT REQUEST

Permit a residential development with up to 2 units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (SP-R) zoning for property located at 1023 Petway Avenue, approximately 885 feet west of Gallatin Avenue and located within the Greenwood Neighborhood Conservation Overlay District (0.28 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. RS5 would permit a maximum of 2 units.

Proposed Zoning

Specific Plan – Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

History

An application was originally submitted as a rezoning from RS5 to R6. The Planning Commission recommended deferral of the original request at that December 10, 2015 Planning Commission meeting at the request of the applicant. The applicant subsequently converted the request to an SP.

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed development meets one critical planning goal. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project proposes development on an infill site.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The T4 Urban Neighborhood Maintenance policy anticipates that some change may occur over time as parcels are redeveloped. When change occurs, efforts should be made to maintain the existing character of the neighborhood. The area includes a mixture of one and two-family dwellings. The two-family dwellings in the area appear as single-family dwellings. The proposed building is designed in such a way that it is in keeping with the existing character of the street, as two units are proposed within one structure.

PLAN DETAILS

The site is located at 1023 Petway Avenue, on the north side of Petway Avenue, west of Gallatin Pike. The site is approximately 0.28 acres in size and is currently used as a single-family dwelling.

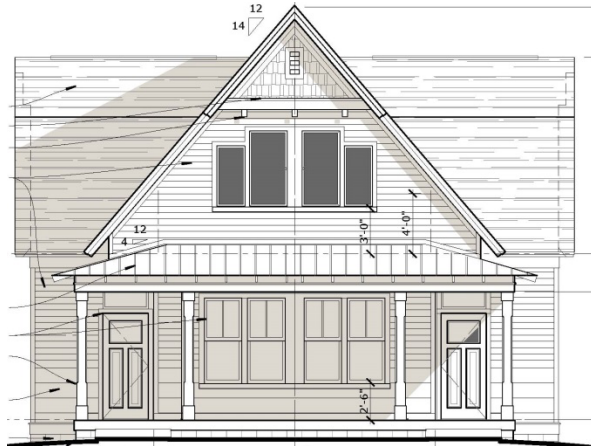
Site Plan

The plan proposes two dwelling units within one structure. Access is proposed from one driveway along Petway Avenue. There is alley right-of-way at the rear of the property. However, the alley is not built. Parking is proposed behind the dwelling unit. There are existing sidewalks along Petway Avenue.

The property is located within the Greenwood Neighborhood Conservation Overlay and as such any proposed SP must receive a recommendation from the Metro Historic Zoning Commission prior to being considered by the Planning

Commission. The Metro Historic Zoning Commission approved the SP proposal at its meeting on February 17, 2016. If the SP is approved, an additional review will be required.

The front elevation of the proposed building as submitted to the Metro Historic Zoning Commission is as below:



ANALYSIS

The proposed SP maintains the existing character of the neighborhood which includes a mixture of one and two-family dwellings. Because the property is within the Greenwood Neighborhood Conservation District, there is an additional level of review by the Metro Historic Zoning Commission to insure that the bulk and massing of the structure is consistent with the neighborhood.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

Approved with conditions

- Walkways be added from the sidewalk to the front porch
- The finished flood height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and
- If the SP is approved by the Planning Commission, the applicant return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; appurtenances and utility locations; and the overall detailing of the project.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

No exception taken

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

No traffic table was prepared for this case, as it is not expected to generate significant additional traffic.

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 0 Elementary 0 Middle 0 High

The proposed SP-R zoning district is not anticipated to generate any additional students than the existing RS5 zoning.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the proposed structure is consistent with the bulk and massing of existing residential structures in this area. Most of the homes in this area are one to two-stories in height, which is consistent with the proposed building. The front setbacks are contextual with the existing front setbacks. Also, parking is being provided behind the home to improve the streetscape.

CONDITIONS

1. Permitted land uses shall be limited to 2 residential dwelling units.

2. Provide a sidewalk connection from the structure to the existing sidewalk along Petway Avenue with final location to be approved by Metro Historic Zoning Commission.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (8-0), Consent Agenda

Resolution No. RS2016-58

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-010-001 is **Approved with conditions and disapproved without all conditions. (8-0)**"

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